

\*\*\* ONLINE VERSION \*\*\* | Town View, CREDITON

Offers Over £110,000



DHC4956

Flat

2 Bedrooms

Purpose built 2 bedroomed ground floor apartment with spacious accommodation and views over the town

ENTRANCE VESTIBULE, ENTRANCE HALLWAY, LIVING ROOM/DINING ROOM, KITCHEN, 2 BEDROOMS, BATHROOM, CAR PARKING, DOUBLE GLAZING, ELECTRIC HEATING

**DESCRIPTION** This purpose built ground floor apartment is located just off the town centre and is within easy reach of all High Street amenities. It offers spacious two bedroomed accommodation and enjoys views over the town and benefits from a great degree of natural light. The apartment is in immaculate condition and benefits from a kitchen, bathroom and large living / dining room. Town View flats enjoy private off road parking, a communal garden area, and each flat has an individual clothes drying line. This is an ideal purchase for investment to let out or for first time buyers.

**CREDITON** is an old Mid Devon market town with a wealth of history, being situated just 7.5 miles north-west of the Cathedral City of Exeter with the M5 motorway some 3 miles further on. The town is surrounded by unspoilt farmland in an area of great natural beauty. There is a regular daily bus service to Exeter plus train service to Exeter and Barnstaple and a local town bus which covers most urban areas. The town is most famous for its ancient parish church and for being the birthplace of St Boniface in 680 AD. It has excellent schooling facilities at both senior and junior levels and a sports and leisure centre incorporating a superb swimming pool. The town has an excellent selection of shops and Morrisons will be opening a supermarket in August 2009 and Tesco will be opening a large superstore/restaurant/petrol filling station in late 2009/early 2010.

**DIRECTIONS** By car: Proceed up the High Street and turn left into St Saviours Way. Turn left at the top of the hill into Town Park. Proceed to the end of the cul-de-sac and Town View flats will be seen on the left, with the parking area clearly identified.

On foot: From the centre of the High Street, proceed through the archway between Pinar Takeaway and Charlesworth Nicholl Solicitors. Follow the path up the hill and Town View flats will be seen at the top to the left of the car park.

The accommodation comprises, with approximate measurements

Communal entrance with a central staircase serving 8 individual self contained apartments.

Front door to **ENTRANCE VESTIBULE**. Tiled flooring, inner door to

**ENTRANCE HALLWAY** 12'1 x 3'2 (3.68m x 0.97m) Wall mounted electric storage heater, 2 deep recessed storage cupboards with shelving. Airing cupboard with factory lagged hot water cylinder, slatted shelving.

Separate entrances to

**L-shaped LIVING ROOM/DINING ROOM** 18'9 x 16' (5.72m x 4.88m) max Room having dual aspect with views over the town. Two wall mounted off-peak storage heaters, t.v. aerial point and telephone point. Archway into

**KITCHEN** 8'6 x 6' (2.59m x 1.83m) Range of base units providing cupboard and drawer storage space and matching wall cabinets, rolled edged laminated working surfaces with inset sink and drainer, space for slot-in cooker, wall tiling, space and plumbing for automatic washing machine, space for upright fridge/freezer.

**BEDROOM 1** 12'3 x 12' (3.73m x 3.66m) Room having dual aspect, electric storage heater and telephone point. Views over the town.

**BEDROOM 2** 12'3 x 7'8 (3.73m x 2.34m) Electric storage heater. Views over garden and town beyond.

**BATHROOM** 7'8 x 6'2 (2.34m x 1.88m) Suite comprising panelled bath plus 2 handgrips, Mira instant electric shower unit, curtain and rail over bath, low level w.c, pedestal basin, wall tiling to dado height, wall mounted electric heater.

## **OUTSIDE**

Private off-road **CAR PARKING** for use of the residents of Town View. Steps leading down through communal lawned garden, bin / recycling enclosure and pedestrian gate giving access to short cut leading to High Street. Further lawned area to lower side with clothes drying area.

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## **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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